



NORTHRIDGE DISTRICT



INTENT

Anchored by an NRCS lake, new neighborhood developments in the Northridge District continue McKinney's high quality of life and housing choices.

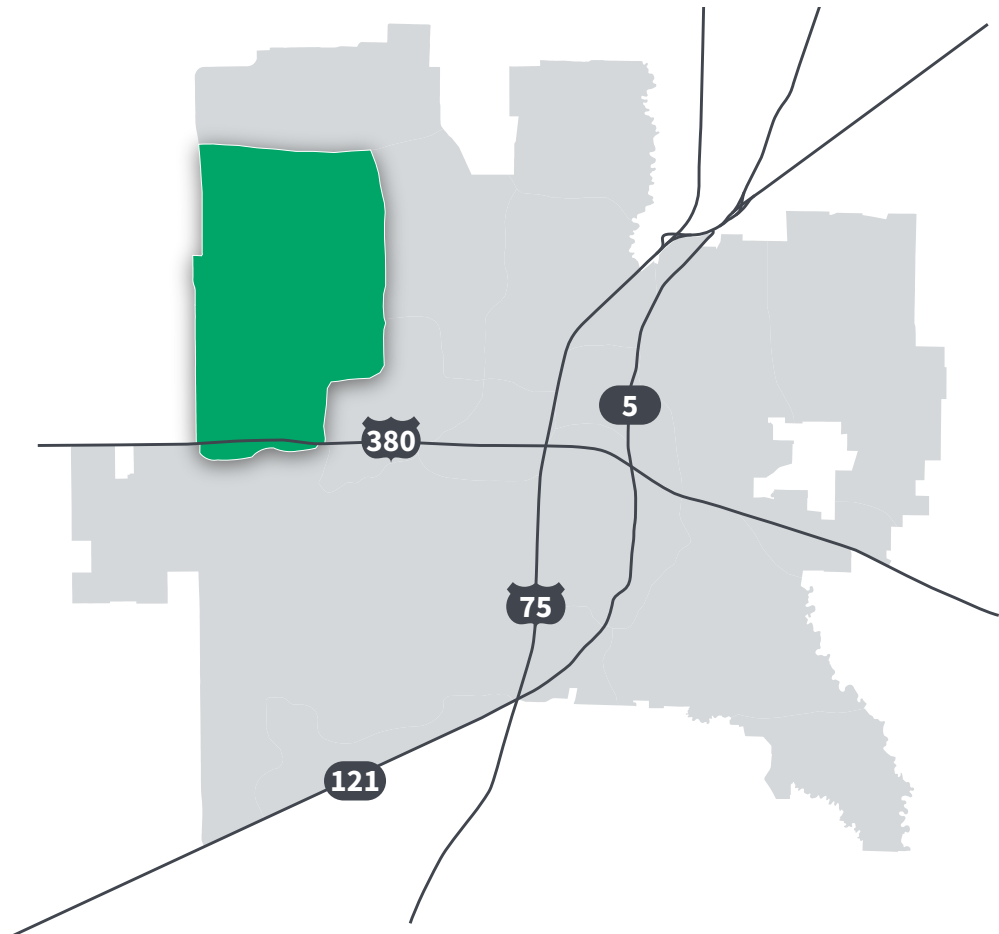


DRAFT

DESCRIPTION

The Northridge District builds on McKinney's past successes. One of McKinney's strengths is that it offers neighborhoods with high quality of life that are great places to raise families. By including neighborhoods developed over many decades, McKinney can offer families a choice of housing styles, neighborhood designs, public spaces and community character. These choices help McKinney appeal to diverse families and households as times and needs change, and they enhance McKinney's long-term desirability and tax base stability. The Northridge District is the key to retaining this vitality since it will be the home of new family-oriented neighborhoods to be built over the next several decades.

The character-defining placetype of the Northridge District is Suburban Living. This is the District that continues the successful and popular pattern of single family neighborhoods found today in Stonebridge Ranch and Tucker Hill. With the largest amount of undeveloped land of any District, Northridge has the ability to accommodate new neighborhoods for many years to come. Most of the District is expected to reflect the character of the Suburban Living placetype, with single family homes sited on individual lots. Typically, these lots are less than ½ acre in size. In addition to this neighborhood style, the Northridge District also includes some areas intended for Estate



Residential development. Like Suburban Living, this placetype features single family detached homes. It offers a larger lot size to appeal to households that may want more space for gardens, horses, outdoor entertaining or other pursuits; this placetype also supports preservation of natural features and woodlands within new neighborhoods. The typical lot size in Estate Residential areas is from ½ acre to 2 acres.

The Neighborhood Commercial placetype includes the ability to develop small retail, service and office centers to serve adjacent neighborhoods, but the scale of this District supports larger centers as well. In addition, Custer Road, Stonebridge Drive, Ridge Road and Lake Forest Drive are important commuter routes for McKinney and the cities to its north. The Northridge District includes Commercial Center and Neighborhood Commercial nodes at key intersections to capture the demands of the District's residents and those who drive through the District to and from work.

Since the Northridge District is located in the city's Northwest Sector, it has been considered as McKinney plans its expansions of water, sewer and other infrastructure systems. Timing and phasing of these systems will be an important aspect of assuring a steady, fiscally-sustainable level of growth over time.

The Wilson Creek and Stover Creek floodplains give the District some opportunities to incorporate natural open space as an amenity for residents. Trail connections along these creeks help link these newer neighborhoods to the jobs in the Medical District and the people and amenities in Stonebridge Ranch and other existing neighborhoods.

PLACETYPE MIX

Suburban Living ◀

Estate Residential

Commercial Center

Neighborhood Commercial

◀ Character-Defining placetype



ECONOMIC & MARKET SUPPORT

PSYCHOGRAPHICS

Tapestry population segments reflect characteristics including employment and marital status, education levels, residential product and geographic living preferences. Among those segments with the most significant concentrations in the McKinney market, households within the Boomburbs, Middleburgs, Professional Pride and Soccer Moms segments will find this District most supportive of their needs and lifestyle preferences. These households can generally be described as family-centric, with moderate to high household incomes over the regional median, possessing jobs in the technology sector or other fields requiring professional skills, and a preference for locating near family-oriented recreational activities. Northridge will be home to the area's "move up" market, with highly-amenitized neighborhoods and access to higher-end retail development enclaves.

INDUSTRY TRENDS

Numerous trends, including demographic, economic and industry-specific are impacting the format and volume of different land uses, real estate products, and place types. What follows are the specific trends that informed components of the Northridge District development program:

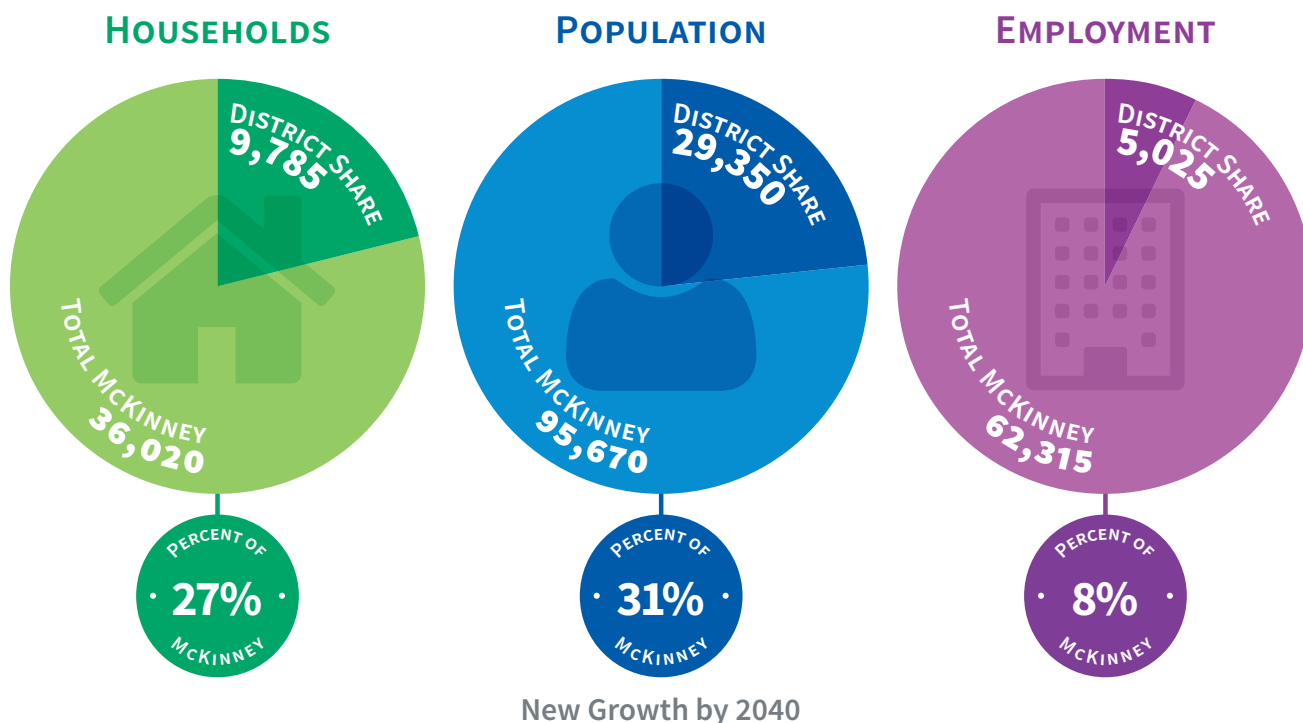
- Growing number of Millennials waiting to get married and have children.
- Housing for individuals at either end of their earning years who desire a home that supports their lifestyle preferences and needs.
- Necessity for "third places" that are neither home or work, that allow for socialization and exchange of ideas absent in home offices.
- Retail that caters to consumers at either end of the spectrum – price conscious to luxury.

MARKET ANALYSIS

The Northridge District is located in the planning area's northwest sector, benefiting from natural amenities including Wilson and Stover Creeks, and related open space. Planned improvements that will complement these biological features include a system of trail amenities designed to connect neighborhoods and commercial centers. As the area's largest residential District, Northridge should provide a location for families and executives seeking access to urban services in a semi-rural setting.

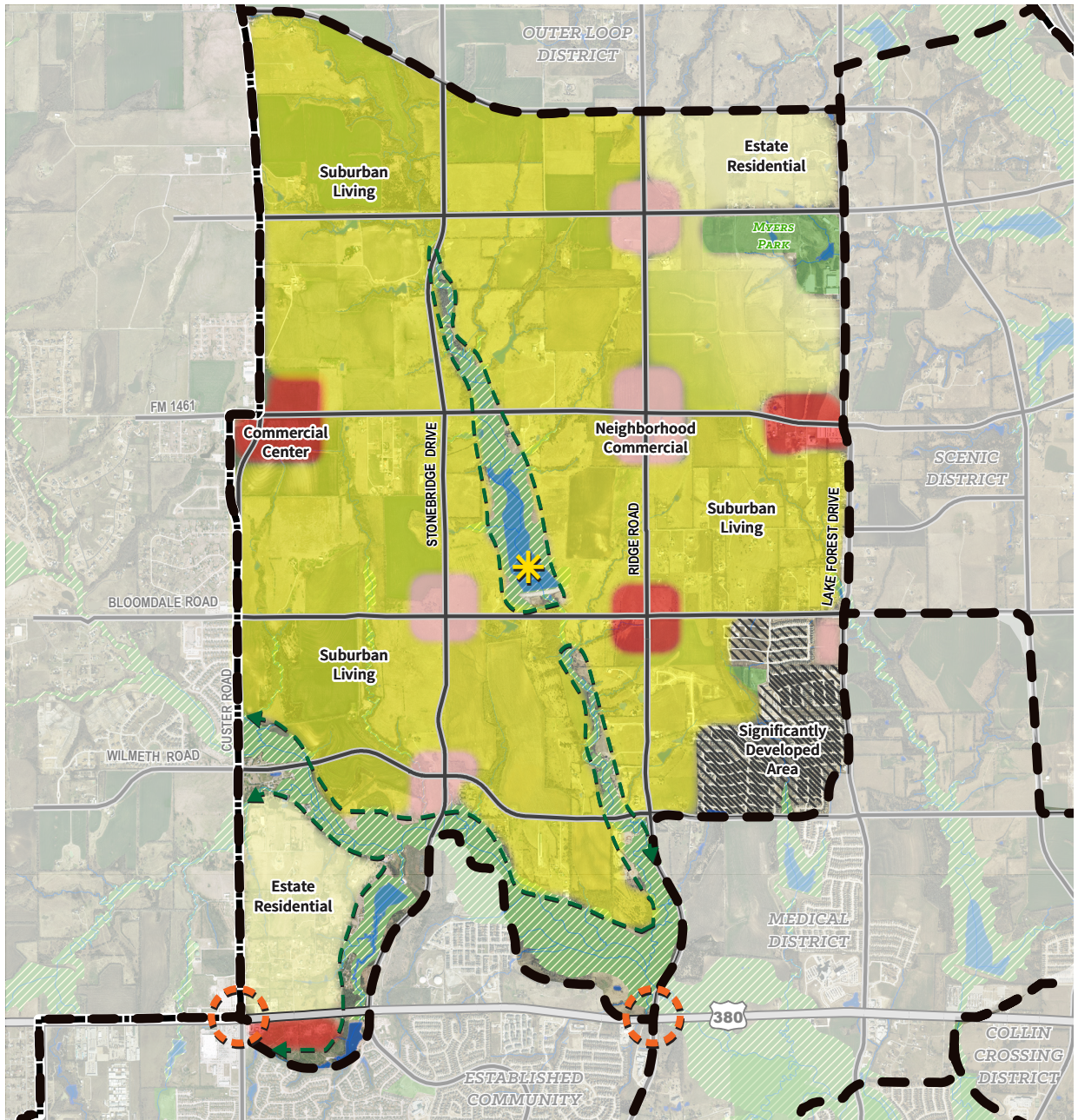
Housing products should be primarily developed at estate and suburban residential densities, with price points among the highest in the market. Employed residents will benefit from access to US Highways 380 and 75, which offer direct connections to local employment centers, as well as those in North Frisco, Plano and Richardson. As its residential population grows, the District will inevitably be a target for commercial center developments, particularly at key intersections such as Custer Road and FM 1461, and Lake Forest Drive and FM 1461.

The graphic that follows provides a profile of the new growth expected in the Northridge District as projected by 2040. These graphics relate to new development only.



LAND USE DIAGRAM

NORTHRIDGE DISTRICT



LEGEND

- ETJ Boundary
- Floodplain
- Amenity Zone
- Amenity Feature
- District Identity Feature





STRATEGIC DIRECTION

DEVELOPMENT PATTERN

- 1| Suburban Living is the character-defining placetype in this District. It is intended to provide significant areas for single family development that continue McKinney's reputation for high quality residential neighborhoods. The continuation of Stonebridge Drive and Ridge Road in this District will assist in branding the area as a predominantly residential District. Non-residential development consistent with the Neighborhood Commercial placetype could be distributed at appropriate locations within the Suburban Living areas shown on the Land Use Diagram.
- 2| The Estate Residential placetype located in the northeastern portion of the District is intended to form a transition from Suburban Living to lower density residential placetypes in the adjacent Scenic District. The southwest corner of the Northridge District should continue to develop in this manner, as consistent with the existing neighborhoods in this area. This type of development is also appropriate in Suburban Living areas, especially around significant natural amenities (i.e. lakes, creeks, areas with major tree stands).
- 3| The Commercial Center placetype should be located where indicated by the Diagram, particularly at major intersections: FM 1461 at Custer Road, FM 1461 at Lake Forest Drive, Bloomdale Road at Ridge Road, and US 380 at Custer Road. These Commercial Centers are intended to provide retail amenities for residents in this District and neighboring communities.
- 4| In addition to appropriate locations within the Suburban Living areas, Neighborhood Commercial should be located where indicated by the Diagram and is intended to provide supporting neighborhood services for residents in this District.
- 5| The hatched areas on the Diagram indicate those that are, or will soon be, significantly developed. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the placetypes and priorities shown in the Land Use Diagram.

IDENTITY, AMENITIES & INFRASTRUCTURE

- 1| The Amenity Feature  on the Diagram denotes an existing NRCS Lake (Soil Conservation Service lake) that should be the focus of surrounding residential development in order to create neighborhoods that take advantage of this major amenity feature.
- 2| District identify features  should be located along US 380 to serve as key gateways for the City of McKinney. These district identify features should establish an overall character and brand for the district. More information about this and other gateway features can be found in the Parks and Recreation Master Plan.
- 3| Multi-purpose trails should be located along the floodplain areas of Wilson Creek and Stover Creek to provide non-motorized connectivity to the rest of McKinney and to the region. These trails should serve the extensive residential development that is expected in this District. This District should have additional trails connecting the adjacent neighborhoods to the regional systems.
- 4| Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with Wilson Creek and Stover Creek, and related open space amenities.
- 5| Mobility networks in this District should focus on providing capacity to support the residential neighborhoods desired in the area while also focusing on creating character that brands the overall Northridge District. FM 1461, Bloomdale Road, and Custer Road will be major commuter routes through the District.
- 6| The aesthetic style and appeal of existing Stonebridge Drive (i.e. enhanced landscaping, curvilinear alignment) should be continued as the road is extended north of US 380.

ANTICIPATED PUBLIC INVESTMENTS AND INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Northridge District.

- 1| Creation of a Major Gateway to McKinney at US 380 and Custer Road.
- 2| Expansion of infrastructure that is phased, sized and timed to be adequate as development occurs and fiscally positive.
- 3| Greenway Arterial design and streetscape improvements on FM 1461, Stonebridge Drive and Wilmeth Road.
- 4| Trails and open space amenities along Wilson Creek and Stover Creek.